

MINUTES
Planning and Zoning Commission & Architectural Board of Review
City of Willoughby Hills, Ohio

May 7, 2015

CALL TO ORDER 7:00 P.M

PRESENT: Chairman Christopher Smith, Vice Chairman John Lillich,
Mayor Robert Weger, Council Representative David Fiebig,
Joseph Zawatski and Michael Tyler

NOT PRESENT: Jonathon Irvine

ALSO PRESENT: Building Commissioner Fred Wyss, BZA Rep Frank Cihula and
Clerk Katherine Lloyd

MOTION: Councilman Fiebig moved to excuse Jonathon Irvine from this evening's meeting.
Seconded by Mayor Weger
Roll call: Ayes Unanimous
Motion passes 6/0.

City Engineer Pietro DiFranco was given the night off.

Correspondence:

Letter dated 4/17/15 from BZA to Charles Booth & Donna K. Lang RE: Case 2015-01. Cc to PCABR

Disposition of Minutes

Meeting of April 16, 2015

MOTION: Councilman Fiebig moved to approve the Minutes of April 16, 2015 as submitted.
Seconded by John Lillich
Roll call: 5 Ayes and 1 Abstention (Zawatski)
Motion passes 5/0.

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:02 P.M.

None

Public Portion closed at 7:02 P.M.

1.) Anthony Picciano and Catherine Torer

Contractor: ProBuilt Homes

29365 White Rd – New Home – PPN 31-A-005-F-00-036-0

Revised Plans stamped received in Building Department 4/23/2015

Plans reviewed by Building Department 4/22/2015

Plans received by City Engineer 4/22/2015

Plans reviewed by City Engineer 4/22/2015

Present: Anthony Picciano and Stacy from ProBuilt

Owner/Representative Comments:

- Samples shown.
- Roof will have Driftwood color shingles by IKO. Siding is Vintage Wicker color. Stone will be Autumn Blend. Shutters are Musket Brown. Garage door and all trim will be white.

City Engineer's Comments (DiFranco):

None

Board Comments

(Tyler) The site plan does not show a walkway to the front door. Is one planned? *We will do a walk-through for the driveway and walkway during the build. It will be planned out with the homeowner before the concrete is poured.* Plans show a fireplace in the backyard. *That is from previous owner. It will be removed.* My concern was safety.

(Lillich) How will the foundation around the side and back be finished? *It will be stone to grade.* Will the garage door be panelized? *It will be similar to the neighbor's carriage doors but in white.*

MOTION: Joseph Zawatski moved to approve the plans for the New Home at 29365 White Rd as submitted.
Seconded by David Fiebig
Voice Vote: Ayes Unanimous
Motion Passes 6/0

2.) Gail Eubanks

Contractor: Chris Skoda

36901 Beech Hills – Add Dormers on Rear of House – PPN 31-A-010-H-00-007-0

Plans stamped received in Building Department 4/28/2015

Plans reviewed by Building Department 4/28/2015

Present: Chris Skoda

Owner/Representative Comments:

The owner asked me to put two 8-foot dormers on the back of the house. They will provide extra space and egress windows for the finished room upstairs. Photos of the existing house circulated.

City Engineer's Comments (DiFranco):

None

Board Comments

(Smith) You plan to change the middle dormer? *Right now it has a shed roof. We'll put a gable roof on it to match the dormers.*

(Lillich) We do not have a front elevation of the house. It looks like you are carrying the pitch of the front roof up to the gable. Are you changing the whole roofline or just each dormer? *We are just taking up each dormer.* I am curious about how the front elevation will look with the three dormers doing up in the back. *If I can achieve it in the field, I will try to keep the two side dormers down to the ridge.* My concern is that it may not look good with all three. Were the pictures taken with a drone? *No, a roofing company did them.*

(Fiebig) Are you taking out the trees? *No.* So the right side dormer will be completely hidden. *Yes.* Looking at the pictures, will you explain again what you hope to do with the dormer? *We are taking off the shed roof and the shutters and putting a gable on. It will be matched to the other gables. It will stick up above the front of the house. The other two I hope to get down at, or below, the ridge.* Will you re-use the center window? *We will not take it out. We will remove the shed roof and put on the*

gable roof. The windows will not match? The outer two would not match because they are egress windows. The center is just a hallway. Will the trim match? Colors and trim will be matched to the house.

MOTION: John Lillich moved to approve the plans to Add Dormers on Rear of the House at 36901 Beech Hills as submitted with the condition that the center dormer will be the only dormer to protrude above the ridgeline.
Seconded by Joseph Zawatski
Voice Vote: Ayes Unanimous
Motion Passes 6/0

PLANNING COMMISSION

Public Portion opened at 7:15 P.M.

No Public input

Public Portion closed at 7:15 P.M.

No Pending Business

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

I have sad news. Steve Roszczyk, our Economic Development Director, passed away earlier this week. His memorial will be scheduled in the next two weeks. He was working on a number of things. They will be taken over through the Mayor's office.

Moment of Silence observed for the passing of a friend and colleague.

COUNCIL REPRESENTATIVE'S REPORT (Fiebig)

None

BUILDING COMMISSIONER'S REPORT

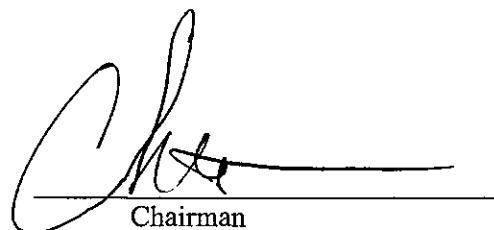
It has been great having Steve Roszczyk available. When he came onboard as Economic Development Director, I had someone to pass along commercial leads to and have him pursue them. He has been a great value to the City. Thanks to his tireless work there are two major projects down at the west end. One is finished and the other will be finished in the next three months. We will be seeing more things come to fruition as a result of his tireless work, persistence and the relationships that he has created. He has made recommendations about zoning and good fits for the City. His work will be sorely missed. I will sorely miss him

CHAIRMAN'S REPORT

None

Meeting Adjourned at 7:26 P.M. by consensus.


Clerk


Chairman

Date Approved 21 May 2015